

Bk: 38442 Pg: 254 Doc: ED  
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### GRANT OF EASEMENT

We, Christopher M. Valeri and Tammi L. Valeri, husband and wife, of 74 Ferry Street, Grafton, Massachusetts, in consideration of less than ONE HUNDRED AND 00/100 (\$100.00) DOLLARS, hereby grant

#### *with quitclaim covenants*

to Ferry Ridge, LLC, a Massachusetts Limited Liability Company, its successors and/or assigns, with a place of business at 171 Locke Drive, Marlborough, Massachusetts

a 20' wide permanent slope easement and a sewer easement over, under, and along the grantors' property which is described in a deed recorded in Worcester District Registry of Deeds in Book 23079, Page 276.

Said 20' wide permanent slope easement and the grading easement is shown on plan entitled "Ferry Ridge Estates - Definitive Subdivision, Grafton, Massachusetts, Definitive Lot Layout Plan (Sheet 1 of 3), Prepared For: Ferry Ridge LLC, 896 Boston Post Road, Marlborough, MA 01752, prepared by Graz Engineering, LLC, 71 Elm Street, Suite 102, Worcester, MA 01609, dated May 9, 2003, and revised August 7, 2003, October 22, 2004, and December 6, 2004", which plan is recorded in the Worcester District Registry of Deeds in Plan Book 837, Page 77.

Said slope easement is for the purpose of installing, maintaining, and repairing the roadway and the slope of the roadway, for installing, maintaining, and repairing retaining walls and fences as may be needed for the construction of the roadway. The sewer easement is for the purpose of installing, maintaining, and repairing the sewer from Ferry Street to Camelot Drive.

By acceptance of this Grant of Easement, Ferry Ridge, LLC agrees that it will bring that portion of the Valeri property which is disturbed during construction of the roadway back to grade simultaneously with the construction of the roadway and that any disturbed areas will be relandscaped.

Christopher M. Valeri and Tammi L. Valeri hereby release any right, title and interest they may have in a proposed Road as shown in Plan Book 750, Plan 101.

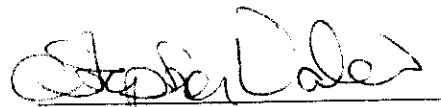
Ferry Ridge, LLC shall be responsible for all costs, fees, and expenses associated with this grant of easement.

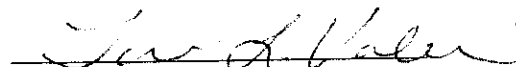
Kindly Record and Return to:  
Michael J. Norris, Esq.  
171 Locke Drive, Suite 101  
Marlborough, MA 01752

WORCESTER COUNTY  
ABSTRACT COMPANY  
S 3565

FERRY ST. & CAMELOT DR.  
GRAFTON

WITNESS our hands and seals this 21 day of February, 2006.

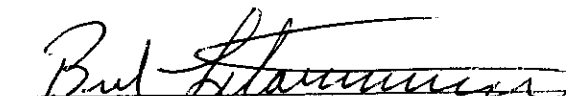
  
Christopher M. Valeri

  
Tammi L. Valeri

# COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 21 day of February, 2006, before me, the undersigned notary public, personally appeared the above-named Christopher M. Valeri and Tammi L. Valeri, proved to me through satisfactory evidence of identification, which were MASS- DRIVERS LICENSE, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

  
Notary Public:  
My commission expires:

